

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No.
Preliminary
revised 9/23/03

1. Name of Property (indicate preferred name)

historic The Waters and Claggett Grocery

other Johnny's Grocery and Carry Out

2. Location

street and number 620 North Horners Lane not for publication

city, town Rockville, Md vicinity

county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

name Mt. Calvary Baptist Church

street and number 608 North Horners Lane telephone

city, town Rockville state Md zip code 20850

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County liber 20874 folio 361

city, town Rockville tax map GR43 tax parcel tax ID number 00144331

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count		
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	1	buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion		sites
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<input type="checkbox"/> social		structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation		objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress		Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input checked="" type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		

Number of Contributing Resources previously listed in the Inventory

7. Description

Inventory No.

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

SUMMARY

Johnny's Grocery and Carry Out at 620 North Horners Lane is a cinderblock structure built in 1941. For many years it functioned as a neighborhood "Mom and Pop" grocery store and gathering place. Its siting and appearance is domestic rather than urban commercial. It has a deep setback that would correspond to a front lawn but is paved with asphalt for parking. The store is situated in a row of brick residences, largely one-story ramblers that date from the 1960s on a two-lane road that serves as a local thoroughfare. The adjacent house at 618 N. Horners Lane and the house at 612 N. Horners were residences of the original owner families. Residential structures on the opposite side of N. Horners Lane have been replaced by an industrial use.

The store building is a rectangular building with a steeply pitched side-gabled roof. The composition shingle-clad roof has no overhang and is relieved by an exterior block chimney on the west façade and an interior turbine vent mounted on a short stack on the east side of the front slope. The predominant fenestration is two horizontal lights over two horizontal lights. A chain link fence encloses the property where neighboring fences are not present. There is an unpaved rear yard that is shaded by a large mature tree. The store is no longer in operation.

DESCRIPTION



Photos taken September, 2003 by City of Rockville staff.

Johnny's Grocery and Carry Out at 620 N. Horners Lane. Front (east) and north side facades.

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The east, or front façade consists of four bays. The two north and south bays are symmetrical with tall vertical windows consisting of two horizontal lights over two horizontal lights. According to the daughter of one of the original families, the store was remodeled during their ownership and the original windows were probably replaced. The south central bay contains an exterior entry door and the north central bay has a commercial signboard with a chalkboard surface on the lower half. It may cover a window opening. The windows and doors are protected by protective metal grillwork.

The two bay south façade has a small vent window in the attic gable peak, a small square opening in the east bay that is now filled with an air conditioner, and a large double hung window in the west bay sized as the two front windows. It also has protective grillwork coving it.

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The one bay north façade has one window in the east half next to the block chimney. The window was originally the standard size seen on the front and south façades, but has been filled in.

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North Horners Lane streetscape looking south

8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history
	<input type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates

Architect/Builder

Construction dates 1941

Evaluation for:

☐ National Register

☐ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

SUMMARY

The building at 620 North Horner's Lane, built in 1941, was a locally owned small grocery store that also served as a gathering place in the neighborhood of Lincoln Park. It was one of four neighborhood "Mom and Pop" stores that could be reached by foot and were necessary to daily life before multi-car families and public transportation were common. The Waters and Claggett Grocery or Johnny's Grocery and Carry Out was owned and operated by two Shelton family sisters and their husbands for over forty years. It also provided food service to the adjacent Gude Drive industrial area.

DISCUSSION

William Wallace Welsh's original 1891 subdivision of Lincoln Park extended up to the 300 block of Lincoln Avenue from Horners Lane.¹ Welsh bought the 8.06 acres that make up the original subdivision from Chandler Keys in 1891 for \$806.² The tract was a part of the larger Valentine's Garden Enlarged, which Keys had bought from Henry Harding in 1852.

According to the research done by Sharyn Duffin, Eileen McGuckian, and Michael Dwyer in 1979 for the designation of Lincoln Park to the Montgomery County Locational Atlas (site number 26/15).

"Lincoln Park is significant as one of the first real estate ventures in Montgomery County intended for sale to blacks. The origins of Lincoln Park, therefore, differ from those of earlier black settlements which usually trace their origin to a gift or purchase of land by freed slaves.

"Prior to the Civil War, there were few black land owners in the County, and most of these were located in the Quaker Community of Sandy Spring. The majority of Montgomery County Black communities were established after the

¹ Plat of Lincoln Park, 1891. Montgomery County Plat Book B, plat 13.

² Montgomery County Land Records Liber JA23/391, Folio 2/3/1891. (Hereinafter L/Fxx/xx, date)

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War. By 1880 the Rockville area had five major concentrations of blacks—on Falls Road, Janetta, along Dover Road and in Avery near Rock Creek, and in the central part of the Town itself.

“ To Rockville in 1865 came William Wallace Welsh, a former Hyattstown resident and Union soldier. He clerked in John H. Higgins’ general store and by 1884 had saved enough money to start his own business. He constructed a store³ near the railroad tracks and employed a number of blacks. Some of Welsh’s employees and regular customers were to become early residents of Lincoln Park.

“ Welsh purchased 8.06 acres of land at \$100 per acre from Chandler Keys in 1891, and another 7.1 acres from the estate of Mary Dodd the following year. ... [L]ots were each approximately 50’ by 200’ and sold for \$80 each. The first sale came in 1891. The Dodd property was platted the following year as ‘the First Addition to Lincoln Park.’

“By the time of Welsh’s death during World War I, most lots had been sold, about 30 houses had been constructed, among them rental units belong to Welsh. Fourteen pre-1920 structures remain.

“Many of the men worked on surrounding farms, on the railroad, at Hickerson’s mill, at Welsh’s store, or as skilled craftsmen. The women were domestics in the large homes in the West End and in the hotels which accommodated weekend and summer guests from Washington. The community was bound by friendship, blood, and marriage. The children attended a segregated two-room school. Two black churches were available nearby, as were a number of fraternal and social organizations.”⁴

The building at 620 N. Horners Lane was first known as the Claggett and Waters Market, for its then proprietors. Two Shelton family sisters and their husbands owned it: Marilyn (Shelton) and Robert Claggett and Annie (Shelton) and her husband, Harry Waters. Annie and Harry lived next door at 618 N. Horners, which was built in 1930. Marilyn and Robert lived at 612 N. Horners Lane. The Shelton family home was across the street at 651 N. Horners Lane. The store sold cold cuts, ice cream, candy, beer and wine, deli sandwiches, light grocery items, and household needs. The rear portion of the store had a poolroom for evening entertainment, which was expanded when the store was remodeled.⁵ The

³ This store later became Wire Hardware.

⁴ Peerless Rockville Lincoln Park file, “ACHS Summary Form.”

⁵ Joanne Flennoy, daughter of Marilyn and Robert Claggett

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store also had a piano for those who wanted to play or just sing along.⁶ The store owners allowed the surrounding neighbors to maintain credit accounts.

For many years, the only buildings on this block were the store and the Annie and Harry Waters house next door at 618 North Horners Lane. (See the 1949 Sanborn map on the following page.)

The families sold the business but retained the building and liquor license for a period of time before selling the parcel and building in its entirety.

In 1990-91, the owner was Mei T. Wang.⁷ It was again sold in 2002 to Mt. Calvary Baptist Church.⁸ The church plans to demolish the structure to expand their facilities.

City of Rockville utility records lists the following owners, but City records would not start be before 1949 when Lincoln Park was annexed into Rockville, and then not until sanitary sewers and water service was begun.

1. Harry L. and A. E. Waters 1st entry
2. Harry L. Waters & Robert A. and M.S. Claggett 1960
3. H.L. Waters 1964
4. Robert A. and M.S. Claggett 1965

⁶ Information from Wilma Bell and Fran Hawkins to Judy Christensen, September 8, 2003.

⁷ Montgomery County Land Record liber/folio 9829/302 for \$190,000. - Seller, Mei T. Wang. (7/03/1991)

⁸ Montgomery County Land Record L/f 20874/361 to Mt. Calvary Baptist Church for \$299,000. (04/4/2002)

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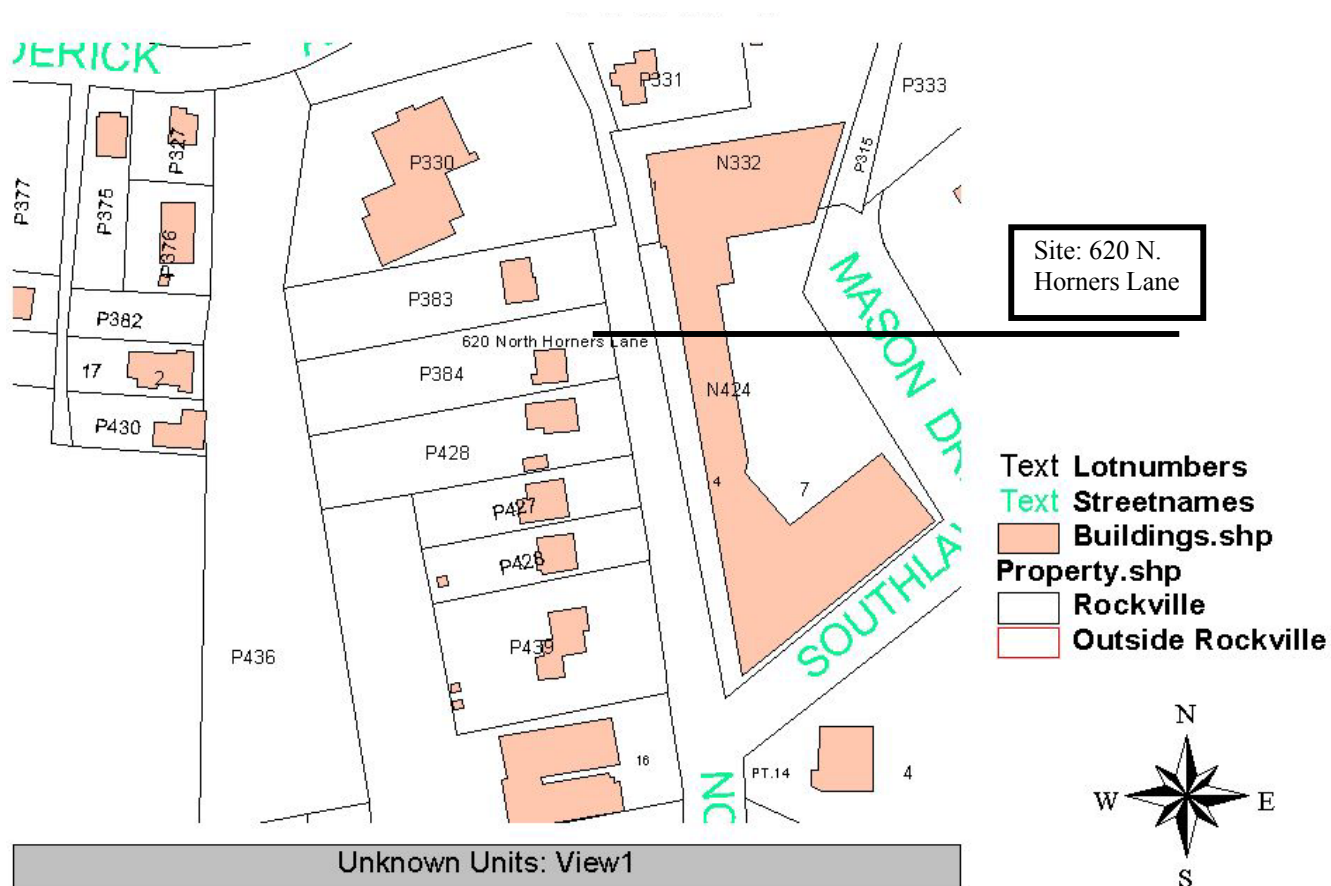
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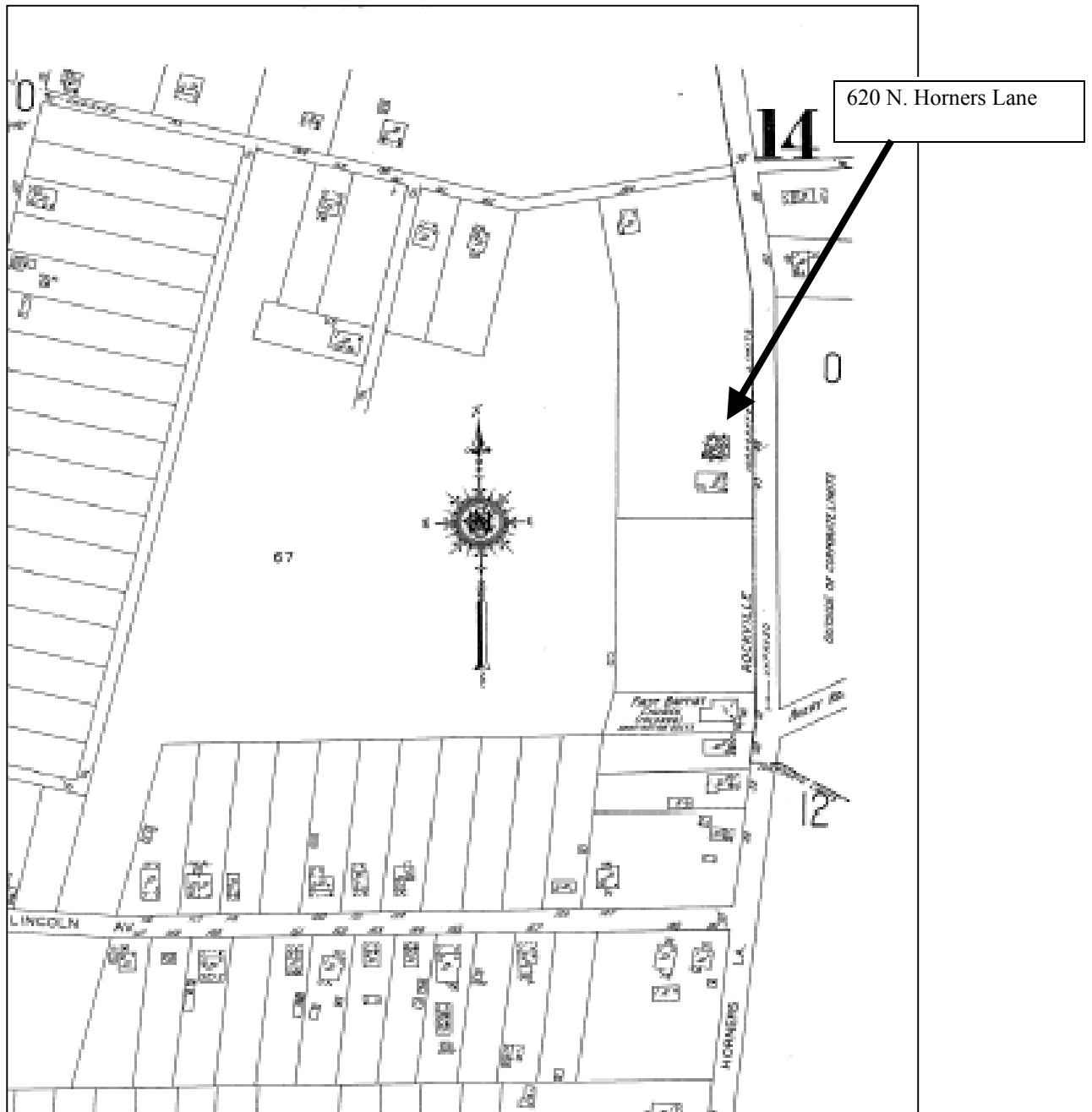
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1949 Sanborn Map of Rockville Map sheet 14



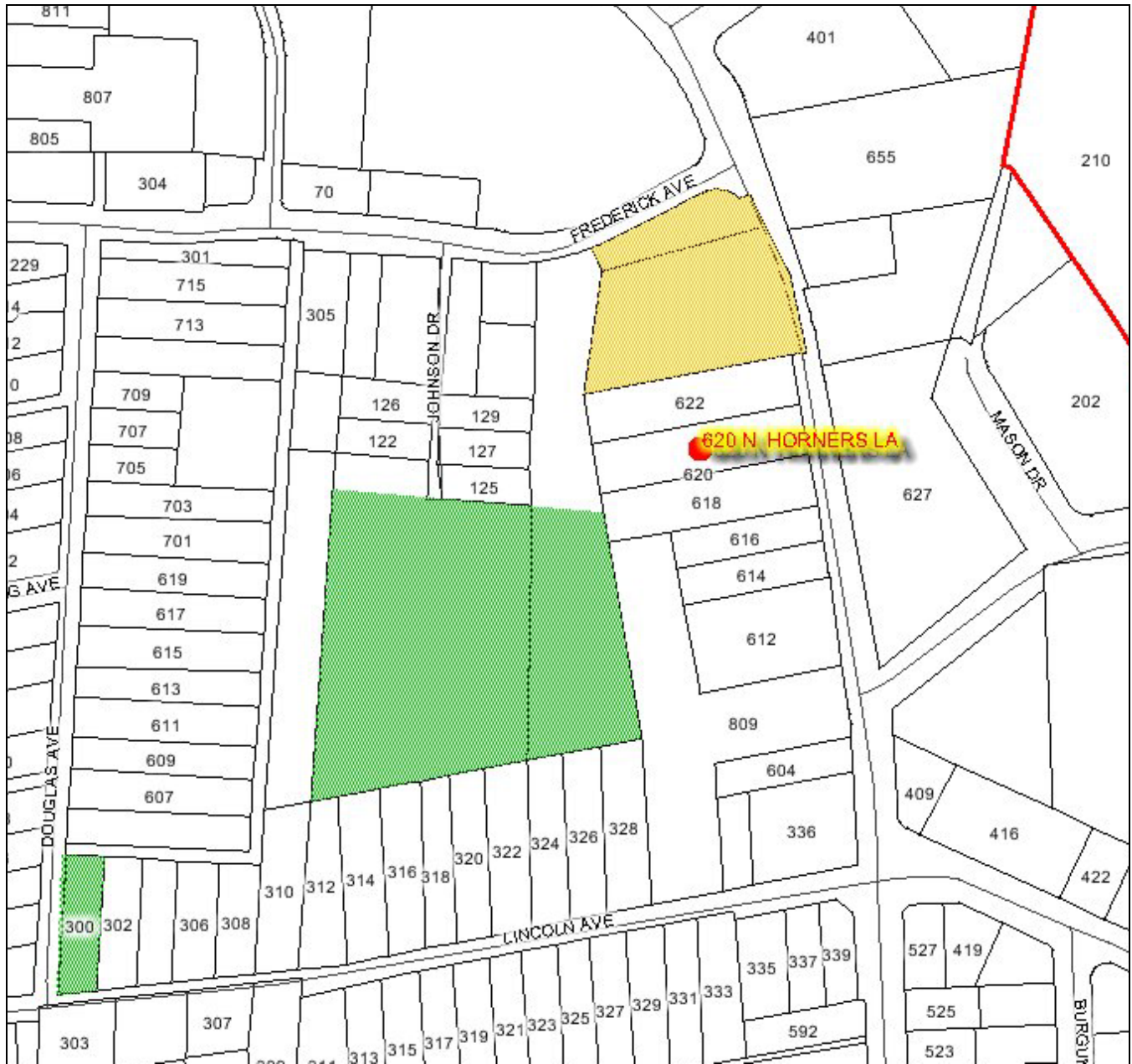
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2003 Site Map- 620 North Horners Lane

9. Major Bibliographical References

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Montgomery County Maryland Land records and plats, MHT M/26/15 for Lincoln Park; Peerless Rockville and Montgomery County Historical Society family and obituary files; Information from Wilma Bell, Fran Hawkins, and Joanne Flennoy.

10. Geographical Data

Acreage of surveyed property 20,143 sq. ft

Acreage of historical setting _____

Quadrangle name _____

Quadrangle scale: _____

Verbal boundary description and justification

Tax Map GR43, Parcel 384 of Valentines Garden Enlarged in Lincoln Park, fronting on North Horners Lane and assigned number 620 Horners Lane.

11. Form Prepared by

name/title	Judith A. Christensen		
organization	City of Rockville Maryland	date	September 2003
street & number	111 Maryland Avenue	telephone	240-314-8230
city or town	Rockville	state	MD. 20850

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600